Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20120040718 DEEDWARRSP
Recvd: 06/04/12 10:31 2 pgs
Fees:13.00 Taxes:407.00
20120604-0048188

Prepared By:
State Title
300 W. Fee Avenue, Suite A
Melbourne, FL 32901

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS SPECIAL WARRANTY DEED, made and executed this 26th day of March, 2012, by and between THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, its successors and/or assigns, whose mailing address is: Department of Veterans Affairs, Washington D.C. 20420, as **GRANTOR**; and LOUIS R. DEKEN and CAROL J. DEKEN, husband and wife, whose mailing address is: 116 Nestledown Crossing, Bell Buckle, TN 37020, as **GRANTEE**.

WITNESSETH:

That the Grantor, for and in consideration of the sum of $110,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm unto the Grantee all that certain land situate in the County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT to taxes for year of conveyance and subsequent years; and subject to all covenants, zoning, restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, and public utilities of record; this reference to said restrictions shall not operate to reimpose the same;

THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, in law or in equity, to the only proper use and benefit of the Grantee forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, though or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS,
an officer of the United States of America.
By the Secretary's duly authorized property
management contractor,
Bank of America, N.A., successor by merger to
BAC Home Loans, Servicing LP,
f/k/a Countrywide Home Loans Servicing LP,
pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f).

By: Stephanie Allen

Its: Stephanie Allen, AVP

STATE OF TEXAS:
COUNTY OF COLLIN:

On this date, before me personally appeared Stephanie Allen, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345 (f), to me known to be the person who executed the foregoing instrument on behalf of The Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal in the State of Texas aforesaid, this 26th day of March, 2012.

A-40037
(Notary Seal)

Alecia Bryant
Notary Public
Print name: Alecia Bryant
Notary Commission No.:
My Commission Expires:

ALECIA BRYANT
Notary Public
STATE OF TEXAS
My Comm. Exp. 11-06-13

EXHIBIT "A"

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 229, PHASE 3, SECTION 1, LONG HUNTER CHASE REV 1 SUBDIVISION, AS SHOWN ON PLATS OF RECORD IN INSTRUMENT NO. 20001103-0109138, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS BY DEED DATED JANUARY 28, 2011 OF RECORD IN INSTRUMENT NO. 20110201-0009065, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 608 CHESTWICK COURT, ANTIOCH, TENNESSEE 37013.

Map/Parcel: 151-09-A-229.00 CO

Name of New Owner
Louis R. Deken and Carol J. Deken
P O Box 41696
Nashville, TTN 37204

Send Tax Bills To
Dept. of Veterans Affairs
810 Vermont Avenue NW
Washington, DC 20420-0002

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Kayla E. Fodera
Affiant

Sworn to and subscribed before me the 1st day of June, 2012.

Notary Public

My Commission Expires

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013